

Retail Space for Sale or Lease

119 Broadway North, Fargo, ND 58102

MLS #25-63 & #26-73



Property Description: Approximately 3,400 SF of retail or office space available on Broadway, featuring an open storefront seating area with a large storage area in the back. The space offers a large glass storefront, new flooring and fantastic visibility on Broadway.

**Opportunity Zone tax benefits may apply.*

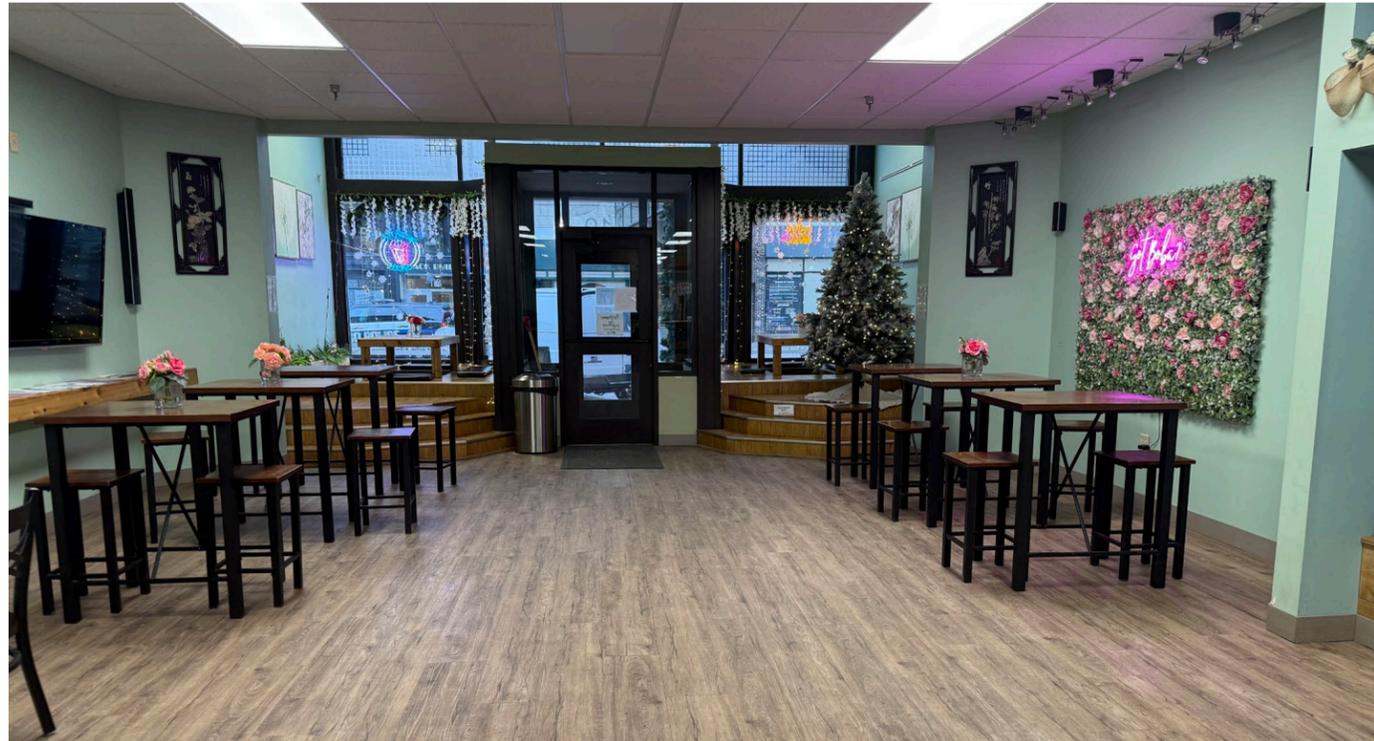
Purchase Price:	\$600,000	Lease Rate:	\$15 SF
2025 Consolidated Taxes:	\$6,572.93	Available Space:	3,452 SF
2025 Specials Installment:	\$1,291.04	Estimated CAM:	\$5.00 SF (Utilities Paid By Tenant)
Estimated Remaining Specials:	\$771.26		
Year Built:	1911		
Parcel:	01-1520-00752-119		



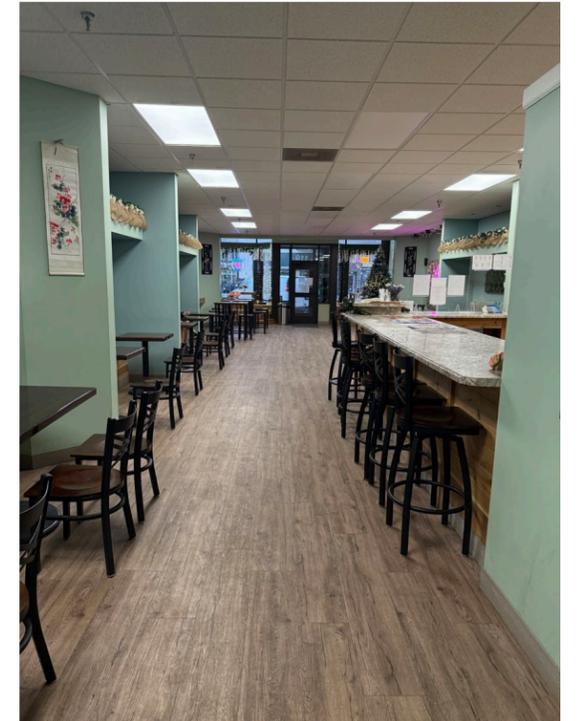
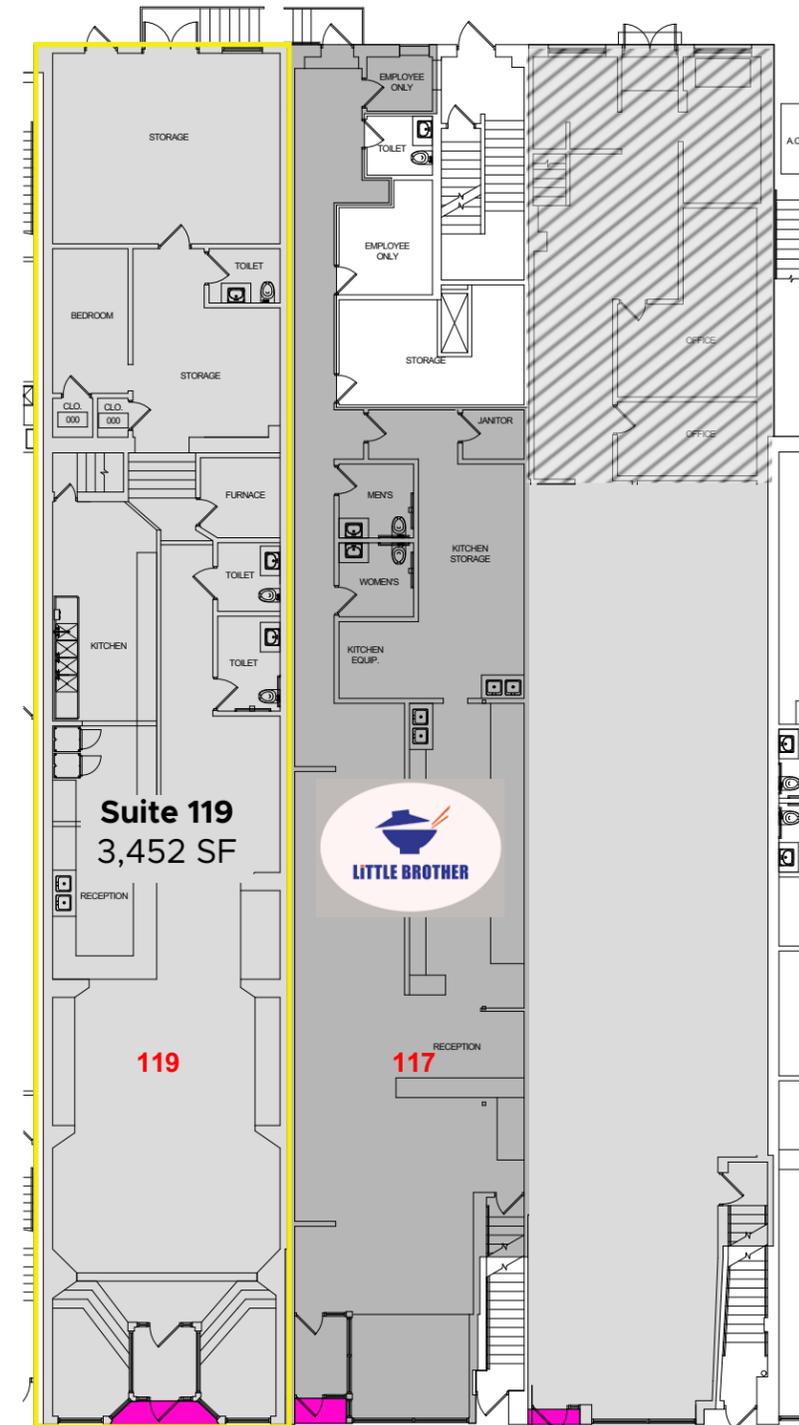
www.PropertyResourcesGroup.com
4609 33rd Ave S. Suite 400, Fargo, ND 58104

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Floor Plan: First Floor



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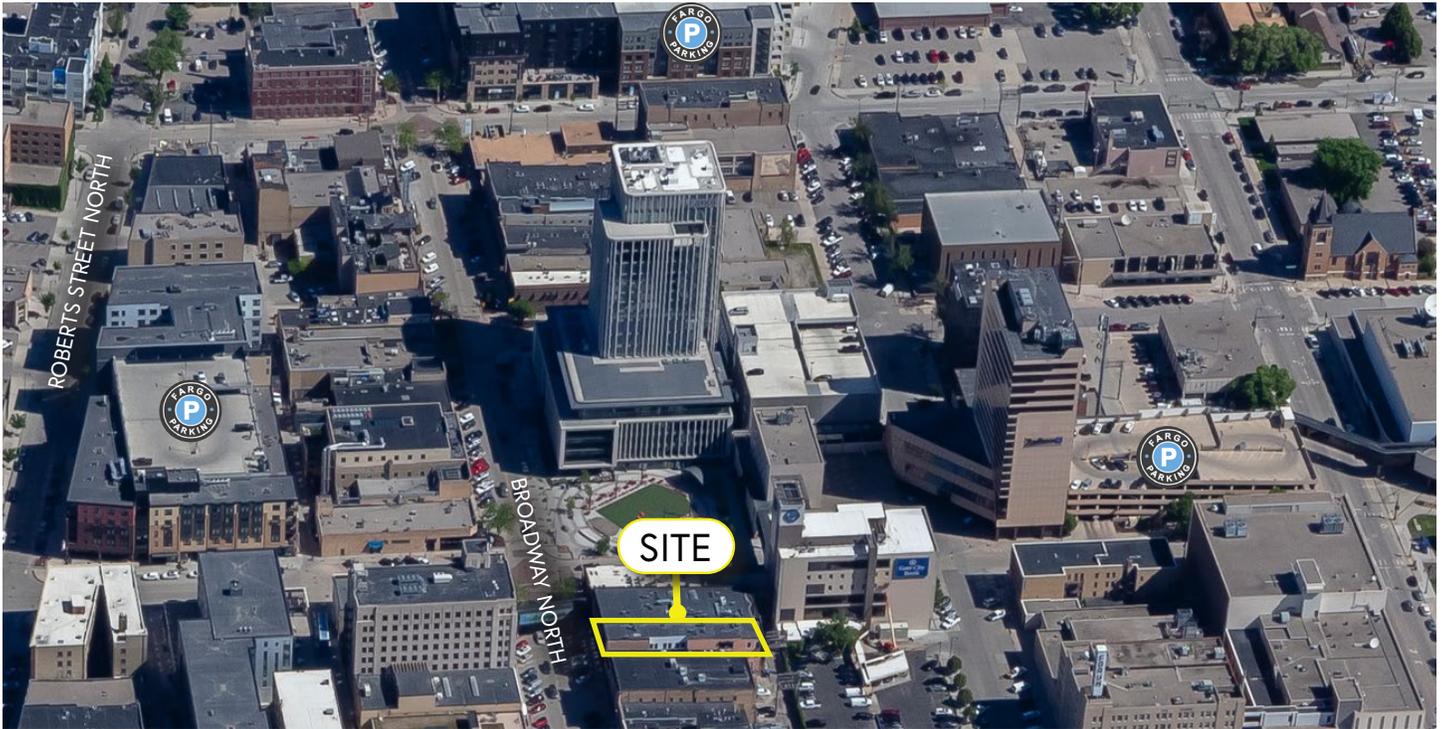
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Public Parking
First 2 Hours Free
Free Nights & Weekends

KEY METRO DEMOGRAPHICS

- 263,000**
metro-area residents
- 17.5%**
population growth in 10 years
- 23,000**
new jobs in 10 years
- 2.4%**
unemployment rate
- 31%**
Fargo residents aged 18-34
- 30,000**
college students attending area universities
- 65%**
young adults from the area who stay in Fargo-Moorhead for work
- 43%**
people in the metro with a Bachelor's degree or higher

MULTIFAMILY MARKET

- 5,000**
new residents in the metro area per year
- 35%**
annual income increase for renters in 10 years
- 2X**
number of renters with an income of \$75,000-\$100,000 compared to 2013
- 45,000**
multifamily units across the metro area
- 2,700**
market-rate units in the downtown core
- 1,400**
new multifamily units added to the metro area per year
- 200**
new multifamily units in core neighborhoods per year
- \$1 BILLION**
average annual value of building permits issued 2018-2022

DOWNTOWN RESIDENTS

- 4,100**
people living downtown
- 47%**
family households
- 31**
average age
- 49%**
female residents
- 51%**
male residents
- 50%**
household with pets
- 5,000**
new residents by 2032

Sources:
Fargo-Moorhead Regional Housing Needs Analysis and Strategies, FM MetroCOG, July 2023
North Dakota Job Service
Building Industry Association of the Red River Valley
U.S. Census Bureau



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